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# THE ANDHRA PRADESH GAZETTE

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HYDERABAD, TUESDAY, MARCH 24, 2009.

## NOTIFICATIONS BY GOVERNMENT

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### MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(H1)

DRAFT VARIATION TO THE TOWN PLANNING – CERTAIN VARIATION IN THE MASTER PLAN FOR CHANGE OF LAND USE OF THE LAND FROM INDUSTRIAL USE ZONE TO COMMERCIAL USE IN MUNICIPAL PREMISES SITUATED AT SHIVAJI NAGAR, NIZAMABAD MUNICIPAL CORPORATION.

*[Memo. No.4145/H1/2009-1, Municipal Administration & Urban Development,  
20th March, 2009.]*

The following draft variation to the Nizamabad General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 46, M.A., dated 15-2-1974, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

### DRAFT VARIATION

The site in Municipal Premises of H.No. 3-10-76 and 3-10-77 situated at Shivaji Nagar, Nizamabad Municipal Corporation to an extent of 3612.50 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Nizamabad Town sanctioned in G.O.Ms.No. 46, M.A., dated 15-2-1974, is now proposed to be designated for Commercial use by variation of change of land use as marked “ABC & D” as shown in the revised part proposed land use map bearing C.No. 10176/2008/H, which is available in Municipal Office, Nizamabad Town, **subject to the following conditions; namely:-**

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1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout/development permission from Director of Town and Country Planning/competent authority as the case may be.
7. The applicant shall handover the affected portion of land due to widening of 60 feet wide roads if any towards eastern side and western side through a registered gift deed to the Commissioner, Nizamabad Municipal Corporation before release of the building permission.
8. The Commissioner, Nizamabad Municipal Corporation shall submit council resolution for the CLU before issue of confirmation orders by the Government.
9. The Commissioner, Nizamabad Municipal Corporation shall collect all the necessary fee as per rules in force from the applicant towards change of land use proposal prior to the issue of confirmation orders by the Government.

#### **SCHEDULE OF BOUNDARIES**

- North** : Premises of Shanker Bhavan School (Public and Semi Public use as per Master Plan)
- East** : 60 feet wide existing road (40 feet wide road as per the Master Plan)
- West** : 60 feet wide existing road (60 feet wide road as per the Master Plan)
- South** : Godown of Thakur Savdekar (Industrial use as per the Master Plan).

**Dr. C.V.S.K. SARMA,**  
*Principal Secretary to Government.*

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